

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0272-ELDORADO SPRINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane and between McLeod Drive and Mountainboro Lane within Paradise (description on file). JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-12-523-006

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a 14 foot wide underground drainage easement that runs along the north property line. The applicant states that there are no storm drain facilities in the easement. As a result, Public Works has requested a 14 foot wide drainage easement that is not underground.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0019	Single-family residential development and for finished grade	Approved by BCC	March 2022
TM-22-500011	43 lot single-family residential development	Approved by BCC	March 2022
VS-0791-15	Vacated and abandoned a portion of right-of way being McLeod Drive - recorded	Approved by PC	January 2016
ADET-900343-15 (ZC-1660-02)	Administrative extension of time for a zone change to R-E and R-2 zoning until April 23, 2016 to complete	Approved by ZA	April 2015
ET-400124-11 (ZC-1660-02)	Third extension of time approved until January 22, 2015 to complete	Approved by BCC	February 2012
ET-400300-08 (ZC-1660-02)	Second extension of time approved until January 22, 2012 to complete	Approved by BCC	December 2008
ET-400313-05 (ZC-1660-02)	First extension of time approved until January 22, 2009 to complete	Approved by BCC	February 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400036-03 (ZC-1660-02)	Waived conditions requiring right-of-way dedication to include 30 feet for McLeod Drive and spandrel at the intersection of McLeod Drive and Eldorado Lane	Approved by BCC	March 2003
ZC-1660-02	Reclassified the site to R-E and R-2 zoning for a single-family residential subdivision	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Medical office complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of the drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW22-15848;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ELDORADO SPRINGS, LLC

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